

HUDSON, NH, BOARD OF SELECTMEN
Minutes of the August 2, 2011 Workshop Meeting

1. CALL TO ORDER by Chairman Jasper at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.
2. PLEDGE OF ALLEGIANCE led by Brad Seabury, Chairman of the Zoning Board of Adjustment.
3. ATTENDANCE - Roger Coutu, Ben Nadeau, Rick Maddox, Shawn Jasper, and Ted Luszey

Staff/Others: Mark Pearson, Assistant Town Administrator; Donna Graham, Executive Assistant; John Cashell, Town Planner; Bill Oleksak, Bldg. Insp/Health Officer/Zoning Admin.; Gary Webster, Town Engineer; Vincent Russo, Chairman of Planning Board; Brad Seabury, Chairman of Zoning Board of Adjustment; Timothy Quinn, Chairman of Conservation Commission; Glenn Della-Monica

4. DISCUSSION ITEMS

- B. Land Use Boards

Chairman Jasper indicated that Selectman Maddox was the one who thought this would be a good idea, so I'll let you lead this off.

Selectman Maddox said that our Land Use Boards are an integral important part of the Town's operation. Without them, things would be problematic. They serve us a great function and from time to time, it is good for them to meet with the Selectmen and the Selectmen to meet with them to go over issues that may be small but grow in time, or issues that they may have that we're not aware of. I thought it was important and I did bullet together some talking points of my own. I asked the Planning Board if they had any issues – the staff. Again, I think we're just going to have a discussion Mr. Chairman about a number of issues regarding the land use. It will come in handy as our legislators on some of the things that have happened over the last session that may impact land use. Again, I think it's important that the Board have this conversation with our land use volunteers.

Selectman Maddox asked the Chairmen to come up to the table of the three land use boards – Mr. Seabury, Mr. Quinn, and Mr. Russo, as well as are a number of members from all the Boards. So if they have any input, they can certainly come up and grab a chair. I hope that all of you got this. I unfortunately did it at the last minute.

[Selectman Maddox] I'm going to skip over the first one for the first point Mr. Chairman and go to the use of the gavel to enforce civility and professionalism. I thought that was something that we have seen recently and I'm just looking for a dialog between the Board of Selectmen and the Chairmen as far as, again, volunteers trying to follow Robert's Rules. We don't have the parliamentary experience of you but we're trying to, again, serve the citizens on television trying to make it as professional and civil as possible. We've seen that, again, some people get out of hand. I know that Mr. Russo you weren't there for the last Planning Board meeting, but it did get a little heated. Again, I'm just looking for input from everybody at this point Mr. Chairman.

To that point, Chairman Jasper really does think that it is important to use the gavel when necessary. It can be difficult because very often you feel like you're being a dictator when you're bringing that gavel down. I've been accused of that for decades I suppose now. It's not a big surprise. It is important. People can sit there in the seats that you're sitting at and really try to push the board around. They can get insulting to members of the Board or members of town staff. It's important to remember that it's your job as chairman to keep people in line and make sure they stay within the rules of decorum so that they aren't taking over the meeting and talking out of turn. That can be a real problem. Selectman Coutu and I were just having a conversation about the Planning Board meeting and the fact that that happened the last time. The acting

Chairman did step in afterwards at one point and was still being pushed around and had to threaten to have the person ejected from the room. I think if you are known to have a firm gavel hand, that's less likely to happen as you move forward. The more latitude you give some people, the more they will take.

Selectman Maddox thought it was important that this Board say that we support the Chairman in keeping a meeting that is professional and civil. A lot of citizens show up at these meetings and this will be the first and only time that they will speak at a microphone in front of a body. It is intimidating when individuals on the other side of the fence are less than professional and civil. I think it's to the benefit of our citizens and our businesses to make sure that these are run in a manner that show that kind of respect back and forth.

Timothy Quinn said the only time he could recall having this kind of a problem with the Conservation Commission was with the same individual that you had at the Planning Board. It was the only time I ever remember using the gavel. It's something that has to be done from time to time. We've had another occasion where a lady broke down crying because she was confused with what she was doing and we had to stop and console her and brought her back in. Normally we don't have a lot of problems like that.

Brad Seabury said there is another side to that issue. I've been hauled before the Ethics Committee because certain citizens felt that I was being over stern with them simply because I pointed out that they hadn't done what they had previously said they were going to do. They don't like to hear things like that. Chairman Jasper thought that's sometimes the cross we must bear for doing the right thing. People made assurances to the Board need to make sure that they're held accountable for doing those things that they promised they would do. I don't know how that really falls into an ethics complaint, but I supposed anybody can bring anybody before any ethics body if they want to. It doesn't mean it's going to go anyplace. That's certainly not pleasant and none of us like to have that happen. It's much better than having people just come in and make assurances and then nobody wants to say anything, and we go along our merry way and they get away with not murder but certainly with mayhem.

To finish this up Mr. Chairman, Selectman Maddox thought I'm as remiss as anybody the Selectmen's Liaisons to these Boards need to be what Selectmen Coutu did is to speak up and say that these are the things that are unacceptable. I guess I've been on the Planning Board long enough that that individual just that's kind of the way it goes. I guess maybe we need to be more diligent on keeping that in mind.

Vincent Russo wanted to make one comment. My three years as Chairman of the Planning Board. In the beginning it was kind of difficult. I think you have to, again, put yourself in a position where people know what their limits are. I believe now in the last few years I've succeeded relatively well. I don't believe that I tried not to be a dictatorship. I want it to be an open forum because I'm a firm believer that you get a lot of information by listening. Even if there are those that everybody sometimes people get a little excited and want to get their opinion in, and sometimes they feel that they're being slighted or somebody is not telling the truth, and they're going back and forth. That has happened on occasion of course. Sooner or later at one point or another you do have to reel them in. I think I can count on my hand how many times I've used the gavel. I try not to. Sometimes I raise it and it's held off. Other than that, I think we have a pretty good grip on this. I'm going to make it a point to watch last week's meeting but again there's not much I can do about that. I was off taking care of other business.

Selectman Maddox said the next item Mr. Chairman is education needs. Is there anything that the Chairmen or the members of the land use board feel that there is any type of training that would be beneficial as we start to get into budget season to get these into the budget if there's something that would be necessary to help your boards do their job better? I know, again, especially where there have been a number of changes in Concord to land use regulations. I'm wondering if LGC will have some sort of program that would kind of overview a number of these changes. Maybe it's something for the Assistant Town Administrator to look into and see if there is anything on that end. Is there anything that the Chairmen can think of?

Mr. Quinn said that they annually send people to the meeting up in Concord that's run by the Society for the Preservation of New Hampshire Forests. It's a large meeting. All of the conservation commissions are

invited to it. There's an agenda on there that's very interesting and it covers a lot of things. We sent three people there this year. All new members to the Conservation Commission and they all come back saying that they have learned a lot from it. Then we have others that come up from time to time kind of randomly. They come from different organizations in the State that in environmental organizations and give us invitations to them. I usually spread them around the board to see if anybody wants to go. Occasionally somebody does. That's the way we've done education so far. Selectman Maddox asked if there was a cost for those training. Mr. Quinn said yes. Selectman Maddox said again as long as that is in the budget, we're aware that they could be coming.

With respect to the Zoning Board and the Planning Board, Mr. Pearson said there is sufficient money in their budgets not only for the cost of those courses but also for the mileage for the members to travel up there and get paid with their own vehicle to travel up there and back. So there is sufficient money in the Zoning and the Planning Board's line items. Mr. Quinn said now you tell me. Every year they tell me they can't charge that.

Selectman Maddox thought that's the kind of communication we need to make these people aware that there is reimbursement. If they're going up for training, they should be able to get that reimbursed. Mr. Quinn said they do have a budget line item in our budget for training, education, and that sort of thing. I think it has \$300 in it for the year.

Mr. Seabury thought the implications of your question are excellent. I hadn't bothered to think about anything along that line until I received this piece of paper at the beginning of the meeting. I'm sure there are things out there that we could all use. I actually don't have any idea what they would be at this point. We've been satisfied with the conferences. Also there's not going to be one this fall. The OEB couldn't find people to put it on. The only thing that we'll have this year I think is the law lecture series, which at least 2 out of the 3 are usually interesting and one might be helpful. There must be other things that would be helpful to the individual boards.

Again, Selectman Maddox said one of the reasons why we're bringing it up today is so that you can do a little research possibly and if there are items that we can either find if there's money in the budget or place it into the budget for this next cycle, we're trying to move that issue forward.

Bill Oleksak wanted to let the Board know that the LGC runs a conference at the Center of New Hampshire in Manchester. It's in November. It's usually a 3 day program and it touches on a lot of the issues that come up in the LGC Law Lecture Series and numerous other things for boards and members of town government to attend. They're very educational. Just another thing that happens. There is a cost associated with that.

Glenn Della-Monica said when Chairman Jasper suggested making a list of things you'd like to see. One of the things that came out of the last Planning Board meeting was something that kind of triggered something in my mind on legal precedence. A lot of the applicants come up with well this has gone to court, that's gone to court and sometimes they are correct and sometimes they're blowing smoke. It would be very nice to have the Town Attorney or somebody else put on some training at a workshop on what items people have brought to court, what the decisions were, and similar things in other communities around us. It would be very helpful for us. Thank you Mr. Chairman.

Bill Oleksak said he could kind of lend some credence to that. The LGC has a legal bulletin at the end of every year which is about all of the legislation that was passed. Also it's also about a lot of the court cases that affect land use boards and also other things. It's given by the legal staff at LGC and other attorneys that are affiliated with the program. So those are available. They are brought up at every fall conference and also the Law Lecture Series. They are touched on every year too.

Timothy Quinn said he forgot to mention that from time to time we do go to DES and ask them to come down and give us presentations on specific articles such as prime wetlands, forestry, and that sort of thing. We also have that kind of educational access. Chairman Jasper said at this point at least there's no

complaints that we're not allowing anyone access to things that they would like to attend. There's opportunity for members to get the education that's needed. I think that's important.

Selectman Nadeau said that Mr. Quinn just hit on something that was interesting. When we have these people come down from DES, do you tape those meetings? Mr. Quinn said yes. Selectman Nadeau said that they could be distributed to other towns. Mr. Quinn says yes unless it's a workshop. We don't tape our workshops but we put out minutes. Selectman Nadeau was wondering if other towns that have had DES or any of these other people speak to them if they were available on DVD that we could get from other towns if you knew. I know a lot of our meetings are taped but maybe it would be worth doing the workshops just for that for other boards to use those tapes to watch and stuff. Mr. Quinn said that from now we'll make sure they're taped.

Selectman Maddox indicated that that would roll into one of my bottom bullets. Legal questions – distribution on. I think that was a good thing by Mr. Della-Monica. Are we getting good communications as we get something – I know we get updates from our legal team. Do we have a master list of distribution for our land use boards as a distribution list on e-mail? Mr. Quinn indicated that if you do, I've never seen it. Selectman Maddox thought that was something that would be worthwhile doing so that if we're getting something that applies to land use, it is going to all the land use boards as an e-mail distribution. Do the land use boards get copies of Town and County? Almost every issue of that magazine has something that pertains to land use, legal questions, and those types of things. Even if we increased our distribution of that to the Chairmen at least. Are you gentlemen getting it? Mr. Seabury said he was getting it. Vincent Russo said he was getting it. To that, it's all fine and dandy that the Chairman gets it, my personal opinion is I think it should be available to all of the members. I can't imagine the publication being all that expensive. I would feel that that would be a big benefit to getting it to all the board members even the alternates as well. Just to make sure they're up to speed. There might be something that is working on them. They have issues or concerns and they're going to pick something up on that.

Chairman Jasper would imagine that at this point that's probably available electronically as well though. That would be a better way. Perhaps you could look into that and see. I think that would be the better way rather than getting another 30 subscriptions. To make them aware of when it comes out. That's the important thing or alternatively what our costs would be to see that everyone received a copy. I would image its available electronically now. They're doing pretty much everything electronically at this point at the Municipal Association.

Mr. Seabury said he wasn't sure if it was available on line and if it is, I definitely think members should be put on the distribution for it. I have to admit I have not done a very good job of distributing the contents. We tried several years ago to set up a little rotation system but when we're meeting once a month, the rotation occurs rather slowly. We just kind of fell out of the habit. Chairman Jasper said if it isn't, then maybe that's something we could look into discussing with the Municipal Association about getting it available electronically. Certainly that isn't very expensive. I know they do a weekly legislative bulletin during the session. They mail a hard copy to all of us but they also have it sent out in an e-mail form every week. Selectman Maddox stated that there were no ads in your legislative updates. Chairman Jasper said there aren't in the Legislative Bulletin but certainly there are ads in the Town and County. I don't see any reason why that would preclude them from doing an electronic version. Selectman Maddox indicated that we will work on that and try to get a master list so that we can get a distribution out to the land use boards so that again information is transmitted through the Community Development Department.

Next item is technology. Selectman Maddox asked if we do everything needed to support our land use boards. I know that the Planning Board has bought the projector and trying to get Mr. Cashell and IT to try to update it. In the coming years, applicants are going to do a lot of this stuff electronically and just present it through the projector I think over time. Again is there anything that you're seeing that the developers or applicants are coming in with that we need to be thinking about as far as technology?

Mr. Seabury thought that the equipment that's there is a tremendous improvement over what we used to have. I think there may very well be a situation a lot of people don't know that it's there or how to use it. I'm sure there are applicants who would like to come in and present their stuff electronically because they

can do it with images, which are much more effective. I'm sure they have no idea how to go about doing that.

John Cashell said they've had the projector working for 3 or 4 years now. I'm really surprised at the lack of want of use by the private sector – engineering firms coming in with their plans. They like putting their plans up on a cork board for some reason other than putting it into a PowerPoint demonstration for the Planning Board, which everybody would have a much easier viewing pleasure of looking at the plans and the people watching on TV. I can't get these engineering firms to move along in that direction for some reason. It does take time to put a PowerPoint together. I know they are much more oriented towards their CAD system and then explaining their plans on paper. For some reason I just can't move them in that direction. I always give them that opportunity. All they have to do is send the plans electronically before the meeting. I do set that up at times when engineers want to present PowerPoint demonstrations in their plans. It's such an easy process. When they show up at the meeting, their plans are already to go. I'm at the clicker and I can click through each sheet of the plans or any photographs, graphs, tables, or anything like that. It's there for them. I do encourage them to use it. I'm surprised at the lack of usage. I don't know if you get the same impression.

As Selectman Maddox was talking to Selectman Luszey before the meeting, AUTOCAD has a viewer that we can get downloaded for free. I know we need to work with IT to get it onto our systems. You could take a drawing and where some of us take the full size drawing and some squint and read the small prints, we could put it up on the screen electronically if you had the viewer and you had those files on your machine ready to go. Again, this meeting was to see if there were issues, if there's something we need to think about as far as budgeting. If it's not become a problem yet, we'll take a look at it. I would like to see IT load the viewer onto that machine down in the Community Development room so if anybody did come in with AUTOCAD prints, we could look at them on the big screen.

Mr. Cashell also wanted to point out that Mr. Maddox used to bring in his laptop religiously before his time and nobody really else had laptops. He had all the minutes downloaded and was dated back at least 10 years worth of Planning Board minutes. If anybody was giving a presentation before the Board, they had to really watch out what they were saying. He had the verbatim quotes of what they might have said 10 years ago.

Selectman Maddox said we now have that on line. So the staff does have that ability to look up during a meeting so I stopped carrying it in.

Mr. Cashell said one of the board members now brings in his own laptop and hooks up to the internet via the WIFI system in town and is actually able to download at a lightning quick pace what that presenter might be talking about. We had an instance last week where the presenter gave a court case, didn't give the name, didn't remember the actual name for a few minutes. A Board member already had the court case up on his laptop reading through it and getting much more precise information about it. What I'm getting at is that if people do have their own laptops and you have the WIFI capacity, which most of them do have now as they come with every computer, there is a WIFI setting that you can bring your laptops into the Planning Board meetings and hook right into the internet and start surfing the web. Otherwise, I don't know if the Town may want to invest in some laptops. I was in Wal-Mart the other day and a small little portable laptop for \$200. It's amazing.

Selectman Coutu said that Mr. Martin suggested that not too long ago I remember.

Selectman Maddox went on to the transmittal of the new IT regulation as it pertains to volunteers and their ability to utilize our network. Have all of the land use boards received that IT directive? Mr. Seabury said no. Chairman Jasper asked if we finalized that policy. Ms. Graham has indicated that we have finalized the policy but she has not distributed it. I think she's waiting for the software to kick in from the Police Department. Selectman Maddox thought that was just to track changes. Selectman Luszey said it was part of the whole process to distribute electronically and get automatic receipt notifications. Chairman Jasper said that was the big part of it was to make sure that everyone acknowledged that they had received it and

read it. Again, Selectman Maddox said the Board is working towards updating our IT connection policy. We'll be something in the near future I guess would be the thing to say at this point.

GIS. Selectman Maddox asked if access to this help the members of land use boards. Mr. Quinn said absolutely. Mr. Russo said without a doubt. It needs to be done. I've been asking for it every since I've been Chairman and prior to that- ever since we've been kicking in money to keep the GIS updated. I've asked when it was going to be available to us. I've said in the past many, many times I go to a lot of towns on their websites right from home and access their GIS system but we can't get that from ours. There seems to be some sort of a delay for some reason but I think it is timely. Hudson is usually a forerunner when it comes to IT. This particular instance seems to be held back. Selectman Maddox deferred to Selectman Luszey.

Selectman Luszey said a lot of towns recently have put all their GIS stuff into the cloud. So it is available not only to all of the employees of the town but actually to all the citizens of the town. That is something I think that we need to be looking at. I think you had a great idea working with NRPC about combining the GIS capability at that level. Selectman Maddox said it is something we're hearing from the land use boards that would be helpful to them. Again, I know that many of these volunteers go out to the sites and take a look at them. It would be so much nicer to be able to pull up that GIS whether it be ZBA or Conservation as well as Planning Board to be able to look at a lot of that information that is on the GIS system. I think we need to put that on our list of things to move forward.

Further to that, Mr. Russo said if that's not available to us then we get the quick view of what John can bring up for us if somebody brings up the question. Otherwise, we're only being presented with what the applications want us to see and that's the problem. They're doing their job but we want to see the whole picture and not just what they want us to see.

Chairman Jasper asked Selectman Luszey if he could bring us an update on that to the next meeting to let us know what our options are, what needs to happen to make that happen. Thank you.

Mr. Seabury said he wasn't sure how far you're willing to go on that but now that you have all the past records or most of them on your computers, I would really like to see those made available to the citizens. For example, right now I'm working on a little private project because of something that came up at the Planning Board meeting last week. I don't have access to a lot of the information that I need on a really timely basis. Chairman Jasper asked what Mr. Seabury was referring to. Mr. Seabury said information for past cases, past hearings, everything that's been done in the past. All the stuff that was originally on microfiche and is now on line. It's on your line and not ours. Selectman Luszey said he would look into that as well. Chairman Jasper said so that somebody could pull up a map and lot number and look up all the information that was attached to that.

Mr. Russo said they have the ability to come down here to Town Hall and get that information, but we're all busy. We're all volunteers.

Mr. Cashell wanted to point out that the Town's GIS system does have a lot of specific layers that you're not going to get in Google Earth, Bing Maps, or anything like that. As a replacement in the meantime until the GIS system is available to everybody say internet wide, Google Maps is just an unbelievable resource. Mr. Maddox is probably more versed in it I think than a lot of people and has taught me a couple of tricks. Mark and I were looking at it the other day for a particular site we're dealing with now. You go into the chronological photographs of the site. We were able to actually depict through Mark's leadership when the piles of debris started to happen on the site. We were able to pinpoint it. This one site we're having a real good time with at the Planning Board. All the debris really happened between 2004 and 2005. We don't have that capacity within our GIS system. Google has it. It's just such an amazing tool. A couple of years ago Mr. Maddox pulled out the ruler of Google Earth, which is pretty accurate when you're dealing in feet especially miles by feet. We can pull that at any Planning Board meeting and figure out if the electronic message center sign is within 200 feet of a residential unit. That's the key with those types of signs in the zoning ordinance. It is such an immense capacity. It's a learning tool. It helps us out all the time. Don't think that it's just the Town's GIS system. It's the private sector out there that's just loading up data for

anybody to view the entire earth but in particular Hudson. I go back and forth at any Planning Board meeting between Google Maps, Bing Maps, and their own GIS to show what's going on in any particular site or any particular area of the town. What you want to make sure of this technology does not do that good of a job of depicting the grades of terrain. It's kind of like an illusion. They may show you the grades like that but until you actually go out to the site, you're not going to notice the steepness of the slope positive or negative.

Mr. Cashell told a quick story. My wife and I went on vacation in Branson, Missouri and looking at Google Earth. The hotel we were staying at looked like it was a flat terrain parking lot. You couldn't even climb out of the hotel it was so steep coming out. But you couldn't see that on Google Earth.

Selectman Maddox said there was a couple of take aways from GIS that I have to take a look at.

The next item is Master Plan. Selectman Maddox knows that Mr. Cashell pulled together some stuff on the review of the 2006. Again, we have some time. I know Mr. Seabury went to a seminar that said we should be working a chapter a year type of thing. I'm looking from some input from both sides.

Mr. Quinn said they have almost completed the open space plan. It should be ready within the next few months. That would be a good piece of the Master Plan.

Again Mr. Chairman, Selectman Maddox said it's not due for a while but it creeps up on us. It is something that is probably I think the last one we paid \$25,000 to have done. We need to be thinking about how we want to do it. Do we want to do chapters and try to do it in house? Do we want to go outside? How do we want to approach this? Again it's nothing that needs to be decided this evening. It's having the conversation and budgeting for it.

Chairman Jasper's personal feeling is \$25,000 is a fairly decent amount of money. How valuable has that tool been? If we were to look at the Master Plan as they were done over the period of time and then get to the end of the period when it's time to do the next one what's it done for us? Does the Town look like the Master Plan thought it was going to or was it just something we did and went along our merry way because the Town tends to develop as the landowners want to develop it within our zoning. How deep do we want to get into it? I recognize we need to have a Master Plan for certain statutory requirements, etc., etc. however, are we better off just doing something in house and not spending a lot of money rather than spending a lot of money for something that doesn't seem to actually get us anything that becomes a useful planning tool?

Selectman Maddox said he agreed with Chairman Jasper. I think that the legislature needs to take a look at that particular item. The reason why we have a Master Plan is to give us some guidance as we go through the process. It's really so we can collect the impact fees and it is required to be done every 10 years. If you had the legislature change that to 15, you're right. We might put down we want to have X but if the developers, the landowners don't want to do X – there was a number of things that were in the last one that certainly is not going to happen. Again, it's trying to balance that requirement so if something could be changed at the State level; I think that would be helpful. I think there needs to be a professional overview. One of the things I'm talking to NRPC about is doing one for the region. A base-type of Master Plan for the region and then changing chapters within the towns to save costs and do all that data mining. That's what a lot of it is taking all of the figures from the Census and plugging it into those formulas. Maybe there's a combination that we can look at to extend the life of the document and utilize in-house where we can and maybe an overview type of thing.

Mr. Seabury goes to all of the conference or most of them. The reason I go is so that I can go to the extended law review session in the morning. In the afternoon, I almost willy nilly pick two other things to go to. This past year, as Mr. Maddox said, I went to the session on Master Plan simply because I've always felt we're not going anything with ours. We make it and we put it someplace and nobody gets to see it. One of the things that I came out of this meeting with that was conducted by two people, one was the Town Planner in a very small town down near Dover, and the other one was the Town Planner of Dover. They were both doing exactly that. They were updating a Master Plan chapter each year. They found that as a

consequence, it has become a much more living document for them. They are all more conscious of it. They're talking about it all the time anyway, and they start seeing how it reflects on what they're doing in the community, whether their ordinances are up to date, whether things need to be changed, whether the land use regulations are out of date. It seems to me we could use that attitude here.

James Barnes said one of the things we need to keep in mind is what do we want to get out of the Master Plan? Do we as a Town what does the Board of Selectmen want to get out the Master Plan? We were talking about process and how we get this updated, what's the importance of the Master Plan to this Town? How can we make it a useful tool to all the land use boards, to developers, to the residents? I think that's one of the questions we need to address.

Chairman Jasper thought that is an important question. I think probably sadly the answer to that question is right now what we want to get out of it is the ability to collect impact fees. We probably should figure out how to make that a more useful tool but it's very difficult, I think, because of the fact that other than really looking at zoning and what fits into a zone, then the only thing we really have control over is our municipal functions – our municipal buildings and the use of the lands. Things keep changing. I'm sure for instance Benson's Park. Probably when we did the last Master Plan update that was probably foreseen. I'm sure the Library being down at Alvirne Complex wasn't. A few years before that, the fact that we bought what was Unicorn Park and moved our Highway facility and Police up there. It wasn't. Hudson tends to take advantage of opportunities that come along rather than saying here's the vision we have for 15 years from now and how do we make that happen. We tend to have a hard time reaching consensus on where to spend our money and spending money at all very often. I don't know how with a community like Hudson we make it really as useful as it could be for a town that perhaps is a little freer with its money and able to look long range for where they're going to be. We're not really and never have been that type of community.

Selectman Maddox indicated that this function falls to the Planning Board. I have to tell you and the members that are here is who I think were for the last cycle, it is an arduous drawn out process dealing in a lot of minutia. I would rather see rather than the present 120 page document a 10 page document that is something that we can actually accomplish. Having a lot of figures that don't really do anything to do exactly what we're talking about is where we want to go and what the process is going to be, we have 100 pages worth of fluff and we spend a lot of time on editing the fluff. Maybe we look at, and again I will bring back to NRPC, is can we build a bare bones to meet the requirements and then Hudson put in its piece of what's really important to Hudson. Maybe that's a compromise and a good point for Mr. Barnes.

John Cashell indicated that tomorrow night the Planning Board is also having a workshop. What you received as part of our meeting tomorrow night in your handout packet is a staff report I prepared for the Planning Board tomorrow night. One and a half pages. It starts out with what Mr. Seabury brought to the Planning Board's attention at last week's meeting and we went to a conference and at the conference it was suggested to him that each community should be engaged in revising, editing, updating at least one chapter of their Master Plan on a yearly basis. That got me really thinking about this upcoming workshop. That's why I put this brief staff report together which I would say myself I feel really good about. It has a lot of information and a short writing of how this town could actually accomplish re-writing its update for updating its Master Plan in short order. The short order being the possibility of re-writing it in 2 year's time. There's a schedule on the second page of that. I want to bring to people's attention real quick. The longer it takes to re-write a Master Plan, the quicker the projections and the data that you put into it become obsolete.

[John Cashell] If you read quickly through that staff report one thing I want to point out that's pretty glaring, that's the populations projections included in our 2006 Master Plan that resulted from the 2000 US Census. One of the surprising things and in the 2006 Master Plan was that Hudson's population was projected to increase 12.5 percent between the years 2000 and 2010. In reality, that population increases only 6.3 percent. They created those projections out of long-term population trends. I point out in the staff report they also take into consideration the reduction and the household size. There's a continuing long-term trend of reducing the household size. It's down to 2.3 now in the average household size and it continues to shrink on an average basis. When you're putting projections together as I point out in the staff report, no one has a crystal ball and no one when they put those projections together was able to figure out

that we were going to have in that past decade, 9/11, two wars, free money with the war provided by the federal government had jacked up the price of housing way beyond the needs of most people to buy. God forbid you ever had more than 2 kids; you'd never be able to have a roof over your head. A lot of those things came into play that the projectionists of those population data never were able to see into the future. All of those variable factors that take place in reality end up creating the reality of what took place, for instance, with the populations.

The other point Mr. Cashell wanted to get at is when you're doing a Master Plan, you're actually creating a history for the community. You're finding out what is going on in the community. You're updating what took place in that last 10 years. You're trying to project out to the best ability you can what you want your community to be. What zoning you want to have in place or to change? What new highways you'd like to have constructed within the community. What your educational needs are not you need a new school. What are the housing trends? There are so many things that take place in that 10 year period of time that planners typically like to update a community's Master Plan every 10 years. It is an arduous task. The last one took 5 years. It was well under way when I came here in December of 2002. We didn't complete it until well into 2006. There were a lot of problems with it because of staff changeover at NRPC. NRPC was the contracted agent to help the community complete that. They had a turnover of staff almost on a quarterly basis at one point. We struggled through it, we got through it, and we came up with the final document. The problem was after the board did all that work, one of the major components of it almost became obsolete and that was the circumferential highway. As soon as the ink dried, Governor Benson at the time pretty much took that highway off the table. The funding wasn't there for it. That's one of the major components of the present Master Plan that has to be updated and that's the transportation part of that. If you have time to read through that, I know the Planning Board will read through it for tomorrow night's workshop. So we're going to be continuing this important topic regarding the town's future tomorrow night and fine tune it some more and figure out on a preliminary basis what we're going to do with it. We do have fresh the 2010 US Census data. That's all been deciphered. NRPC does have a good grasp on all that data and they do have the in house staff expertise to help us with that particular chapter of the Master Plan. I do go over that proposed scheduled to actually accomplish that if we want to. It will cost some money though. Thank you.

Glenn Della-Monica has listened to Selectman Maddox and Mr. Cashell. My view is somewhere in between. We need to have something just a hair more than bare bones because some of the detail is nice but what we tend to do is measure with a micrometer mark but chopped and cut with an axe. Something smaller than what we currently have would be a little more user friendly. One of the things I would like to see, however, is whenever somebody presents a plan to the Planning Board is to have at least a paragraph in there somewhere that says how this project fits it into the Master Plan. I don't recall seeing that. At least that would just keep everything fresh in everybody's mind to what the Master Plan is.

Chairman Jasper thought that was an interesting comment. I guess it could be as simple as it doesn't. That maybe something that the Planning Board might want to talk about. It would certainly seem to me that it does make more sense to the continually updating the Master Plan chapter by chapter so that it's a constant work in progress rather than having something to do it and then it sits on a shelf for 10 years and nobody pays any attention to it and it becomes irrelevant. Certainly it doesn't need to be 200 pages. That may be something that the Planning Board should discuss as well.

Selectman Maddox said we do have some time. It's not due for a number of years but, again, because we were going to look at those options I guess we need to take a look at what it would take to do a chapter a year and what avenues we can take a look at. Chairman Jasper said certainly you could start on that now before the whole thing became obsolete if that was the route you chose to do. I don't believe it's on the website. I don't remember seeing it anywhere. I was just informed it is on the website.

Chairman Jasper knows it's out there someplace because I've done searches and the Master Plan has come up in Google searches. It's certainly out there in cyber space somewhere.

Mr. Seabury thought it would be much nicer if you could find it from an index on the first page of the Town's website. Chairman Jasper said it certainly would. With all due respect to the IT community, Mr. Seabury finds himself continually saying I know it's here. I just can't find it.

Chairman Jasper said he still didn't know how to go on the HCTV replays. I'm fairly competent at doing searches and using web sites. I can certainly use the State's websites very efficiently but I can't get on to look at an old Selectmen's meeting or an old Planning Board meeting. I haven't been able to figure that one out yet. I did complain about this one a couple of weeks ago when I went in. I couldn't remember Kathy Carpentier's number so I went into the phone directory and dialed. They said enter the name. The only person who would come up would be Kathy Wilson. It would say if this isn't the right person, hit star again for the next person, and then it said Kathy Wilson again. I did that 3 times and the only name that would come up would be Kathy Wilson. It's not as simple as you think they are. They did take care of that because I pretty much blew up at that point saying this is ridiculous.

Selectman Maddox knows that Mr. Seabury primarily was harping upon the Board of Selectmen to find new members. I'm hoping that you are satisfied and I'm just wondering how they're working out. Do new members need a handbook? Just trying to look at new members. Mr. Seabury said they're working out fine. The office staff automatically provides them. Julie always very quickly assembles a package of the hand books and various documents. Some of which I had forgotten about but she finds them from someplace. To anticipate your next question, their attendance has been remarkably good. They're there just about every meeting, including some in which they said as happened last week I don't think I'll be able to be back in time for that meeting, but he was there before I was. They have attended all the Law Lecture series.

As a segway to that, when Mr. Seabury goes to the Law Lecture series and when I go to the conferences, the people who are conducting the sessions normally always start by saying who's here from the Planning Board, who's here from the Zoning Board, who's here from the Conservation Commission, and who's here from the Board of Selectmen? I never see Board of Selectmen members from the Town of Hudson at any of those sessions. Of course I regularly harass the Planning Board with the same thing.

Selectman Coutu said that's because we put a lot of faith in our boards and commissions and commissioners that we appoint.

Selectman Maddox asked if all the boards were up to full capacity. Mr. Quinn said no. I'm short one.

Since you mentioned it Sir, Mr. Seabury still say the Planning Board should have two more alternates. They're allowed by State law. Every time I bring it up people on this Board of Selectmen say well there hasn't been an issue. There hasn't been a problem. Well there maybe hasn't been a problem but at very many meetings, including last week, a case before the Board in which there weren't 7 people sitting because there weren't 7 people to sit.

Selectman Coutu said this has been an issue that's come up in the past. We have how many alternates now Mr. Seabury on the Planning Board. Mr. Russo said the Planning Board has 3. Chairman Jasper asked Chairman Russo what his experience was on that. Do you think that that's sufficient? Mr. Russo would say that right now with 3 fairly regularly, there will be cases where we will be light. I believe at least two more alternates would certainly assure the applicants a full board as far as the voting goes, as far as making decisions. We tend to be a little bit light on occasions depending on the time of year – vacations and things like that. I do believe that that would be a benefit to this town to at least add two more members.

Chairman Jasper asked Donna about her research on that. What was the final disposition of that research? Ms. Graham indicated that it was allowable. Selectman Coutu remembered but for the purpose of edification, Mr. Seabury you had brought it up in the past and you bring it up again this evening. The Chairman of the Planning Board alluded to the fact that there are days where they're not sitting 7 people. I think that for the general public out there as well as educating me a little bit, I think I know the answer but I'd like to hear it from someone that's been sitting on boards both you Mr. Seabury and the Chairman of the

Planning Board. For purpose of edification, could you tell us why it is better to have a full sitting board as opposed to having just a quorum?

Mr. Russo will start with a full board. It certainly is an odd number of board members so you're not typically going to come up in a tie. Again, it all depends on the position of the person acting as Chairman. I myself as a Chairman vote pretty much every time. I can count on my hand how many times I've abstained from a vote just to make sure it was a decisive decision. So that would be one issue that would help. The other issue that would help is we have applicants with issues that tend to sometimes go over a long period of time. More eyes and ears are always better for retaining information. I was also of the opinion that if we have alternates seated because someone is going to regularly step down for a certain case, it would be nice to seat that same alternate. That certainly hasn't turned out to be the most practical thing to do depending on any given evening. Again a couple more alternates certainly isn't going to cost the town a whole lot of money to have a couple more alternates other than that basic packet that they get and giving them a seat at the table. I think that would be a benefit to the town.

Mr. Seabury thought the issue is fairness to the citizens. If we weigh in the 3 boards by simply what's in the book, we wouldn't need anybody sitting on the boards. Mr. Oleksak could sit there and make a decision based on what's in the book. We don't do that. No community in the country does that because there's a general feeling that there might be mitigating circumstances that would be recognized by people who live in the community. We have one case in the Planning Board, for example, where 3 people have been stepping down every time it comes up. It seriously reduces how many people are left. If you have absences or vacations going on at the same time, you might not get a quorum. That hasn't happened recently, but it has in the past. I feel that the citizens who come before the Board with an application deserve to have as many people thinking about their case and making a decision as can be available.

Selectman Coutu seriously think that that's one of the reasons why we brought them here. Mr. Seabury has expressed this concern on several occasions. I thought we had addressed it. Apparently we haven't. I do remember Donna you having done the research and you had put a packet and memo out to us telling us that it was allowable and you cited whatever. I think Mr. Chairman that's something that we need to address. Chairman Jasper was going to suggest that if there's consensus, we can advertise for those 2 positions. Selectman Coutu said he's for the 2 positions. Chairman Jasper said the only thing is figuring out the staggering of the terms.

Selectman Maddox spoke in opposition.

Chairman Jasper said we're going to put this on as an agenda item for the next meeting. We'll deal with it that way.

John Cashell said he's really trying not to consolidate anybody's time here but I've been doing this Planning Board thing for many years. I'm really amazed at the amount of dedication of the present Planning Board and all the Planning Boards that have served in the 8 years I've been here. This Planning Board right now is very active, very involved, and very conscientious of making all the meetings. This one particular meeting we had last week – it is a vacation season – we were down 3. Everybody called in. We made arrangements to make sure that we had a quorum going into it. We did have a healthy quorum. We had 6 members present. I think we had a member come in late. So we had a contingency of 7. We were able to conduct business. The point I want to make is that this Board does a great job of making sure the alternates are treated as full members. They're at the table. They discuss. They ask questions. The only time they don't participate is when we're in a deliberative session to make a decision and that's by RSA law.

Mr. Cashell didn't know if we really need 2 additional members because our Board is strong in its membership and everybody coming to the table ready to do the business of the Town. Having the 3 alternates, all of those alternates really have a chance at any given meeting to step up to the plate and play the role of a full member. That happens quite a bit because people do have to sit down for various reasons. I don't know if we're going to get a little too crowded and with 2 additional alternate members, there would be 5. There may be meetings that would go by that the alternates don't play an active role. Sitting there

and not being able to vote and meeting after meeting that happening, that's where you'll end up having a disinterested member. I think the team that we have together right now I'm so impressed. Again, I've been doing this for 25 years how strong of a board we have. We all have something to bring to the table and fulfill the mission of the Town regarding land usages.

Chairman Jasper thought Mr. Cashell does bring up an important point that we will really have to take into consideration. That is first of all we just bought all of these new desks and trying to get 2 more people in there. Not only that but because of the way the Planning Board operates in allowing a full discussion, and the discussions can take quite a long time as it is, adding 2 more people to that mix I think we really ought to look carefully at how many cases – maybe this is something that you can do for us between now and our next regular meeting is take a look back over the last year on cases and how many times you didn't have 7 qualified people to vote. I think that would be an important thing if you could look at that. One of the things that I was thinking was if you don't get to sit on a regular basis, your interest falls right off if you're there and I've been to 10 meetings now and I've yet to vote on one case. Forget this. It's nice to be able to discuss but if you're not actively able to vote, that's going to be a problem. The real issue is how many times – I've never heard of another board anywhere where you have 7 member and 5 alternates. That almost says you have a problem with a conflict of interest on your 7 regular members if they have to step down so often that you have to replace at some point literally 5 of them. If you're to the point where you'd only have 2 regular members sitting and 5 alternates, that sort of sends a red flag up to me that there's a problem here.

Selectman Maddox thanked Chairman Jasper and Mr. Cashell for saying what I was going to say. We'll talk about it tomorrow at the Planning Board meeting and see if there's any input that we can give. In 12 years on the Planning Board, we've never not had a quorum. Rarely do we go below 5. The other night was an anomaly.

Mr. Quinn's been on the Conservation Commission 8 years now. We had to cancel 2 separate meetings because we could not assemble a total number of people. They were both a result of inclement weather. We didn't call off the meeting and people didn't say that they weren't going to come. We sat here only the 3 of us. I don't know if adding another couple of members would have changed that or not but it is something that does happen.

Gerald Dearborn is an alternate on the ZBA. I find when I came on board I was given a manual upon manual. I thought I was studying for a doctorate degree. I've gained my experience by being an alternate, attending the meetings. There's a lot to know. A lot to learn but Mr. Seabury does allow us to speak up until the voting. I don't feel that I'm being left out and not voting. My education is coming from sitting and listening to the different cases that are coming before this Board.

Select Maddox's next item is a list of the last several years warrant articles. I was just asking and they all have what passed and what failed. I was just looking for the land use boards to say of what was passed, what is working, if there is anything that failed should we retry. Again, I was just trying to go back in history a little bit. You can see that we go back to 2008 to say are any of these problems – we did the table of permitted uses in 2008. We haven't really seen any issues with that. I know this was kind of thrown at these people last minute. I'm just looking for anything that off the top of their head here that maybe an issue.

Selectman Jasper said the interesting thing here is that everything that was disapproved by the Planning Board failed and there was only one article that was approved by the Planning Board that failed in those years. Selectman Maddox said that was a testament to the hard work that the Planning Board puts into asking the questions. I think the one that didn't kind of got stuck in a last minute situation and I know that we have asked you and you're probably working on changing that calendar. The date for the last submittal is so tight to the election that it's tough to be able to hold more than one meeting. Chairman Jasper thought that looking at the numbers here on the one that failed it was actually a majority vote. There must have been a protest petition. That's a high standard to overcome if there's a protest petition by surrounding land owners. Hopefully the Planning Board is happy with the ones that they got passed or they would be back asking them to be changed. To the ones that failed, hopefully if they decided they made a mistake, they'll

be in looking for them another year. I don't know where we really go with that. That's really their bailiwick. It really doesn't have anything to do with the Board of Selectmen. They're in control of what they bring forward and what they recommend on petition warrant articles. I don't know that we should really spend any time on that issue. There's really nothing we can do about the mechanism or anything there. You certainly look at their track record and their track record is really stellar. The protest petition is extremely hard to overcome.

Selectman Maddox said that was fine with him. I was just trying to put some stuff on the paper.

The last issue that Selectman Maddox put down was issues. I know that I've asked the Planning Board to transmit to the Chairman any issues that they wanted to bring before this Board because I'm sure that we've said we really need to talk to the Planning Board or the Planning Board said we'd really like to talk to the Selectmen, so here we are.

Selectman Coutu said it is somewhat contradictory to say that we have issue. An issue was brought up and Selectman Maddox shot it down. Two Chairmen agreed on the resolution to a problem and right away he wants to I'm going to speak against it. If we're not going to listen to them, why even have them bring up issues. It's just contradictory. Selectman Maddox said welcome to America. Selectman Coutu said you don't ask them if they have a problem and they say yes we do have a problem we'd like to this and you say well I don't think that's necessary. It doesn't make sense.

Vincent Russo said the biggest issue that comes to mind and how we have to deal with it is Lowell Road. It's a major, major problem. I don't see where we're going to get any assistance from the State for a period of time. I think it's time that this town gets proactive and starts working towards a solution on a much smaller scale. We are not going to exist with Lowell Road as it is for much longer. I'm going to give you the analogy. North Conway. A lot of business, a lot of things came in on the main Route 16 that went through there. It took them years and finally they put in a bypass road which alleviated the congestion. At least if you didn't want to go downtown, you could get around that town within minutes and get people where they needed to be. I know that's probably not the best for businesses that are looking for the drive by, but I believe it's the best as far as getting the congestion down. We have a big issue with air quality. I know there is a big concern about our wetlands. If our air quality is bad, it's going to destroy anything else that's around it. We do need to do something. I don't know what this Board can do to help other than maybe start advocating outwardly and openly about trying to come up with a solution. It's millions and millions of dollars. We know that's what it is going to take. Our school system is pretty much with the Town reducing its level in population. I think this is the next step. I think it's going to help.

Chairman Jasper said he couldn't agree with you more. I think at this point we are doing what we can and that is directing NRPC to start putting what limited resources we have into looking at the options for a road on the circumferential route from 111 to 3A. That really is the only viable option that we have. In this economy, there's no money for that. All we can do is start to plan towards that. I think we all recognize and would agree that that's the solution. There isn't a way to do that with the economy that we're dealing with right now.

With all due respect Chairman Jasper, Mr. Russo said in the best of economies we would have a very difficult time trying to get that through never mind a recessive economy that we're in now. Again, I'm not saying let's put the money aside now, today, but we don't even have a plan in place. We're going to talk to NRPC. They know we need a road. What is NRPC going to do for us to help us plan for this? I don't see a benefit. I think it's just a delay. I think we actively need to in this Town start figuring out what it's going to take. What our traffic situation is. Start spending money on traffic counts, an engineer, find out what we have, and what we need to alleviate that. Again NRPC I think is a delay. In all due respect, I understand your position but I just don't think it's going to get us where we want to go.

Chairman Jasper would say what you just said is a waste of money because we know that the traffic count is too high. We've had traffic counts from various studies probably most recently done by the group that was looking to put the lifestyle in. We had traffic counts there. We know what the solution is. That is the circumferential highway. We know that's not going to happen with State or federal dollars right now. The

question is how do we make that happen? Do we make it happen by stages? Let's face it. Right now Kimball Hill, to Bush Hill, to Wason Road is the circumferential highway. That's what people are using. That's not the best solution. Is it possible that we could say all right well because of the way the traffic comes out there; the big nut is getting out onto the actual intersection at 3A. Could we go from the part of Musquash over to there to come out in the right spot? Maybe we should do that. I don't think this Board is ready given the state of the economy to put money into that design work. First of all we have to buy the land but we know what the problem is. We're looking at cutting back our budgets and doing that. I just don't see the resolve to do that with everything else we're facing. I think we already know. I think we can all agree that there's a problem there and long term there's only one solution. I think it's a matter of timing. That's my opinion.

Selectman Luszey thought this is where the Master Plan comes right in. I think part of it is how to get to that solution. We were talking there's land down at the south end of Hudson that may not every be used. I think if we put a group of people together and took a look at the assets the Town has that are excess that we could sell, create a capital reserve to start putting money away, to start doing something like that. To me that would be the beginning of a real massive plan that it gets to address that type of issue.

Chairman Jasper thought that you would find that we didn't have enough assets to sell that would do a half of a quarter of a mile, an eighth of a mile of road. Selectman Luszey said a little bit is better than nothing. Chairman Jasper said he would probably argue that the good lord isn't making any more land and I'm not willing to sell land in this town. That's the only assets we have that would be sellable. I'm not willing to sell land for the short term gain. Selectman Luszey didn't think that was a short term gain, that's a long term gain. Chairman Jasper said it's a short term gain in terms of its money that you could raise over a period of time. We don't have any terribly valuable pieces of land. So you're going to sell best case scenario maybe you're going to sell off enough to get \$250,000 worth of land sales.

All Selectman Luszey was saying is I don't know where all the assets are. We can take a look at it. I think that's where the Master Plan comes in. How do we get to that point?

Personally, Chairman Jasper is not willing to sell off land for those purposes.

Mr. Russo had two other issues that he wanted to...Chairman Jasper wanted to recognize John Cashell on that issue before we move onto another one.

Mr. Cashell said this may be a matter of you thinking that I'm thinking way out of the box. When you're talking about this particular roadway, this parkway, in place of the circumferential highway that we know isn't going to happen. We also know that the federal government in all likelihood is really never going to come up with the money for the Town of Hudson to build a parkway. Most likely the State isn't. I put a lot of thought into this whole thing and how it could possibly be done. The Town doesn't have any school debt. There really isn't...Chairman Jasper corrected him there. Yes, we do still have bonds that are being paid off. Mr. Cashell said its well under control. There's really no foreseeable need to build a new school in town. I don't think we're going to really want to invest in an elaborate Town Hall. We may want to build a fire station. We've benefited with a privately funded new library so we don't have to worry about that. What I'm getting at is the debt of this town is really minimal compared to the debt leverage capacity. There has been an estimate running around to build that particular boulevard design – two lanes of \$40 million. What needs to be done if this town wanted to, the Planning Board, the finance people is to figure out how we can build that. We know it's going to be in the ballpark of \$40 million to bond that out for 20 or 30 years. Right now you can borrow money at astronomically cheap rates. Now is the time to actually borrow money and put together the plan of how to finance this thing.

John Cashell said the only way it could possibly be built to alleviate the issues of Lowell Road and really get us something that would create that bypass road, the only way to do that is for us to it. The Town to do it itself. What we need to find out do we have the financial capacity to do it. I think we do. We have to have the imagination to venture into determining that particular question. That would be a fantastic task to accomplish. I think we really do have that capacity especially with the cheap rates that we could borrow the money. It would be something to accomplish ourselves as a town and show anybody paying attention

what a town can do for itself. I keep on harping every time I go places how this town can accomplish things all on its own. Benson's Park. They accomplished pretty much all on the community's own. All on volunteer work and everything else. It's amazing. How many towns can do that? How many towns in the United States have as little debt and their financial house in order as this town? On the other hand, how many towns are so perfectly located for growth – economic growth and residential growth. In my opinion, we're not even experiencing an economic downturn right now. It's all over the newspapers. It's all over the radio. It's all over the television. It's really not happening here. We've had full agendas on the Planning Board with new projects pretty much strong for the last 2 years. We're dealing with another agenda next week with 4 brand new good sized projects. We do have a lot of growth taking place. It's adding to our tax base. We're a solid corporation if you want to put it in those terms. We have a hell of a lot of community spirit to accomplish a lot. I think this boulevard thing we could accomplish ourselves. I know we have the intellectual capacity and enthusiasm as a community to do something like this. Thank you.

Before we move on, Chairman Jasper wanted to say one last quick thing. For those of us who live in the north end of town, you might have a hard time convincing us that Lowell Road is in worse shape than Route 102. With the traffic backing up past the Chapel when you're trying to get across 111 in the morning by the Baptist Church, so I think when I have to go that way my worst part of getting over to Nashua in the morning is actually getting across 111. I would never think of going to Hudson True Value before 10 a.m. from where I live. There are other problems with traffic. The big problem is on the north end of town, there's only one way to get across the bridge. So some of us who live on the north end of town would say the third bridge is the real pressing issue and not Lowell Road because there are ways around there where you can get across into Nashua at any time of day pretty quickly. You can be pretty well held captive at the north end of town. I think it's just saying that it may not be the number one priority for enough people to approve a \$40 million bond.

Selectman Maddox would like to say that the Planning Board is doing something as small as it may be. I get to go to Billerica and it's still a two lane road with all that traffic. Wherever the Planning Board can, they're asking for a dedication of future roadway on the plans. To any of you that have now seen the intersection of Pelham Road and Lowell Road, that was something that the Planning Board asked for that land when that building was built. Gary in 1987? Mr. Webster said after he started here. Selectman Maddox said the Planning Board had the foresight to actually plan, get that land so that we're able to do that project, and move forward. Maybe it's not all leaps and bounds but some of the things we're doing small add up. I think we're going to have a debate of how much millions we want to spend but I do think that the Planning Board is doing what it can to alleviate that traffic. I can see already the will is not there to spend \$40 million. Thank you.

Selectman Coutu said we sit here individually and have to make decisions every day as to how they affect the town as a whole Mr. Chairman. I was shocked to hear that you would throw 102 into the mix and the third bridge, which has about as much chance as the State building the highway. However, when I look at the impact of building the corridor from 111 to Lowell Road, I see a tremendous residual effect in terms of opening up two main arteries, Route 93 and Route 3, from one end of the town to the other and making much more easily accessible to get into the industrial center. I think that the residual return that we would get on concentrating on that highway would be extremely beneficial to the town. I agree that, and we all agree that we'd like to see all of the traffic problems cured and a third bridge has been under discussion. What upsets me is that every time – not every time but this is probably the second time we've had a serious discussion about the connector road. Selectman Luszey you were on the board when we met with our representative body and it seemed like it wasn't really that important. I have never seen a community with a large contingency in the State House who seems to have very little concern about the pressing needs of our community, and bonding together, and fighting for that need.

[The most pressing need in this community, it has come up campaign, after campaign, after campaign – he mentioned it in the last campaign. I've been talking about it since I've been on this Board is the connector road. What Vinny Russo was alluding to was that it had to do with the school system and it was reiterated by Mr. Cashell. He obviously caught on was that the likelihood of us every going out for a large bonding matter other than maybe the exception of a fire station is very unlikely. We ought to seriously consider

bonding that road and doing it ourselves. We've all resigned to the fact that the State wants hands off. The federal government there just isn't any money. Their house isn't even in order. As Mr. Cashell alluded to, we are by no means an extremely wealthy community but we are well managed. You've bragged about this time and time again because it's true. We are a well managed, well financed fine tuned organization. Don't think that I'm not going to get criticized for this tomorrow morning for saying this publicly because I've been criticized all week about the pay raises. You know something, these people deserve it. We had the money to do it. The people said yes and we gave it to them. So let's put it to rest. We have a healthy financial situation and we're capable of bonding this and we need to look at it seriously. We need to put a subcommittee together of townspeople who are interested in resolving this. This is a critical problem in our town. It's not secondary to 102 but it's something that is easily resolved and I'm sick and tired of putting it on the back burner every time it comes up. That's what's happening here and I for one am not going to allow it to go on the back burner. I'm going to continue to fight for us to get together to do what Vinny Russo just said – unite, fight and get it done.

Chairman Jasper said that was a wonderful campaign speech. Selectman Coutu said he wasn't running for office. If the people don't want me, they don't have to vote for me in 2 years. Chairman Jasper didn't think there was any reason for you to get so angry. Selectman Coutu said he was getting angry Mr. Chairman and please allow me this. Chairman Jasper said you lead the charge to make sure that there was no increase in the tax rate this last year. I supported you in that. A \$40 million bond you could not bond for more than probably 30 years with interest front loaded be about \$1.5 to \$2 million annual payments. I can't see you supporting increasing the budget \$1.5 to \$2 million a year. I'm just blown away by that. We nickel and dime everything and now we're going to blow the budget out by \$1.5 to \$2 million a year. Selectman Coutu said this wasn't going to happen overnight. This is not going to happen in a year. This is something that we need to plan for and we need to lay the foundation now.

Chairman Jasper can't see, and he would never support increasing the taxes of this town \$1.5 to \$2 million a year. You can say what you want but you're not going to get a 60 percent vote to increase the taxes by \$1.5 million a year. Frankly, do I like Lowell Road but for what it would cost the average household, I can wait in traffic now and again. I don't see that. You can get mad about it all you want, but I think you need to do the math on what it would actually cost the average person to do that and you're going to find that there aren't 60 percent of the people in this town who would support that type of an increase in the budget of this town.

Selectman Coutu was just saying that what Mr. Russo proposed and certainly what I'm proposing and certainly what I'm sure what Selectman Luszey was proposing in his campaign and the comments he made when the legislature was here was not that we want to have this done tomorrow morning, we need if we're serious to get together put some sort of an informal committee together to study the impact that this will have on our community. It's not just a matter of raising whatever the number comes out to. We don't know that it's \$40 million. That's a haphazard guess at best. It could be more and it could be less. More than likely less in this economy. This is not something that's going to be done over night. It's going to take a lot of planning. If we're moving step by step in that direction, we could probably accomplish an awful lot and we could probably get it built. We could probably sell it to this town. It's not a bad idea. Again I think that opening that corridor from 93 to Route 3 makes this town a lot more salable in terms of drawing in an industry into all of these empty buildings that we have. There will be a significant impact on the tax base if we can fill these building and as Mr. Cashell pointed out, we have several large projects that are going to increase our tax base and that are going to be contributors to this. Each time we develop a project and we build a project, the burden on a critical need item that has a multi-million dollar price tag, the burden per taxpayer decreases because we have a number of people who are sharing in that tax burden. I think it is salable. I think it's doable but until we start putting pen to paper, it's never going to happen. We're just going to keep pushing it aside and stalling it, stalling it, and stalling it and hopefully it will go away. It's not going away Mr. Chairman. As someone indicated, I think it was Mr. Russo, and you have the same impact on 102. God love you all for having to deal with that like we have to deal with Lowell Road. We have a clean, healthy community and its being filled with pollutants every day because of cars stalled in traffic on both ends of town. We need to start looking for solutions. Even if we can get a group of people together to fight to get that third bridge because it doesn't just impact us, it impacts Nashua, Merrimack and wherever you're going to put the bridge. Thank you.

Mark Pearson said it was real appropriate at this time for me to bring up as a segway from Mr. Cashell and Selectman Coutu because what I will tell you is that the staff met with the Mayor, Economic Development Director, and NRPC in Nashua and discussed the north bridge and discussed that the right of way is still there. We checked on what their level of interest is to do a third bridge. They actually have a level of interest to do that looking out into the future. It's really germane to this discussion here. John Cashell was at that meeting; Mr. Webster was at that meeting as well as myself. The second thing that they brought up was the Veterans Bridge here, which we know we have a CMAC grant for the congestion mitigation air quality on this side. We can only do so much on this side. If the other side of the bridge doesn't do the same, then it really doesn't help. We're working in collaboration with them to improve the other side of the bridge. They don't really want the traffic to cross this bridge here at this point into a choke point into the center of their city. They want a north bridge to keep the traffic on an east-west continuing flow and not jam everybody over this bridge. To further this argument, I just want to let you know that the north bridge and the traffic in the north are really on the table at this point and in play. John talked about the south along with Selectman Coutu and there is ongoing representation from this community across the river. They do recognize that it would be in everybody's best interest to explore and possibly finance the third bridge.

Selectman Nadeau said that was very exciting news to hear that part. I've heard that for a long time too. We're just talking about our Master Plan tonight and I think that the parkway or circumferential highway – like Selectman Coutu said that we should maybe add that into our Master Plan. If we have some costs that are a little bit more reasonable that we could put into it, everybody will see that this is one of the things that we're looking at for the future so that they're not blindsided. If you're new to town and you haven't lived here 40 years heard this topic for the last 40 years, you would know about it. Nobody has really talked about it in the last 4 or 5 years other than here or there. I think it is something that we should look into. With that, the north bridge would be really nice. That would help the traffic flow on Lowell Road. It would help the traffic flow in the north end. That's part of the big traffic problem here in the center of town. The center of town gets the best of both of them – Lowell Road and 102. I think it is something that we definitely need to look at and maybe a subcommittee would be something that we could look at with the Planning Board and NRPC.

Vincent Russo said one other option – certainly an alternative that we have to dealing with this traffic issue versus doing the alternative road is I have seen in several cases in several communities where the roadway could be improved. I see this to be a real problem in this town. It seems like every time a project comes to us and they want access to Lowell Road, it's another signal. I hear this continuing for Route 111 – another signal, another signal. We keep adding these signals. None of these signals are controlled to each other. There is no sequencing. They're all independent. That's a big, big problem. I have been in communities where you actually do – when you get in the cue properly and the advantage here is you travel at 30 mph, you are moving right through 12, 14 lights – 28 city blocks no problem because you're in the cue properly. The problem that we have is every time somebody says I want to build a traffic light, the first thing they're concerned about is well I need to get my patrons out of my project. We're going to put in a timing line so that one car is going to stop 40 cars. That's a big problem. I don't know how to address that with the Board. I don't know how to address that with traffic engineers. I do know it's a problem and I know it's a very expensive problem to deal with if we're trying to get all of these signals to start working together so that possible one thing that we could do is maybe do some sort of a study, engineering that would allow us to get traffic from one end to the other so that you wouldn't have to stop maybe but more than one time. Again, I don't know enough about it, but I think it is certainly an option but do I think it's going to cost more or less than the bypass? I don't know. Every time a signal light comes up its \$400,000 - \$500,000 for one light. I could only imagine that revamping the 8 or 10 signal lights that we have on Lowell Road now would be very, very expensive. That is an option.

Chairman Jasper thought that was something that certainly can be looked into. I know that that would probably work in the vicinity of the bridge, but I also have stuck in the back of my mind that you have to have lights within a certain distance of each other to make that work. For instance the lights at Nottingham Square and then going down by Tire Warehouse are probably too far apart to work. Then the next one you might be able to start from there and go on. That's something that we can look at. I haven't noticed that as

a particular problem. I know sometimes I've gotten the right cue on Amherst Street. Although my mother seems to have better luck getting into the cue. We went all the way from the bridge into Milford and stopped at one light. I don't know how she did it but that's all we did. I know those lights are in better sync. Again, sometimes it depends on how heavy the traffic is too. We weren't in a heavy traffic day. If you get a whole lot of traffic, I've know that there are a lot of people who think they're the only people on the road so one car moves and then there's about 10 car lengths before the next person decides to go. All they're worried about is getting through. Where you could get 30 cars through a light, you've gotten 5 through because nobody's moving. That to me seems to be the bigger problem looking at these lights is people just aren't paying attention to what they're doing. Apparently they're too busy talking on the phone or texting.

John Cashell wanted to get back to this parkway and the cost of it. The simple math is trying to determine how much exactly the average resident would end up paying annually to help pay down that debt. If its \$15 added to their tax bill per year on average or \$50, Selectmen you guys will be able to figure out in my opinion whether something like that is palatable to the residents. It really comes down to that figuring out how much it's going to cost the average resident. You know a number that will work in selling that particular project. Another project for the benefit of Lowell Road's congestion that now has a life is the two lanes – Sagamore Bridge westbound on Lowell Road southbound. That would also include two full lanes on Wason Road west bound going onto Lowell Road and merging onto the two new lanes. There's one now – Sagamore Bridge west bound. That's on the 10 year plan.

Mr. Cashell said Gary Webster and the interns this summer worked diligently on the plans themselves, the layout. They've advanced that particular project on paper. The trick to getting funding for that if we were lucky enough to outside of town and funding something like that is having those particular plans fully designed and engineered and so-called ready to go. If the town would invest in a ready to go project, fully designed and engineered and you deliver that to the State – DOT – a fully designed and engineered plan. That's what takes all the time. When you have the right of way issues worked out. They always have room for ready to go plans because there's always a project falling off the table because they weren't ready to go. They weren't ready to receive the funding. If you get in the cue with a project that's ready to go, you're going to have a great chance – the Town will – of actually getting that particular project completed in a relatively short time frame. I'm not talking 50 or 20 years, you can get it done in a few years time. As long as you advance the plan at the local level as a ready to go project. You fit in that cue when somebody falls out of it. I worked for a municipality that mastered that. It was copied over and over by everybody that's paying attention. It's really not done in this area that well. We can do that and Gary advanced those plans for the interns this summer. That's what has to be paid attention to too. That can happen. That long cue every morning, and it should start in earnest the day after Labor Day for the rest of the season. That cue in the morning on Lowell Road trying to make its way to Route 3 once that second lane is added westbound on Sagamore Bridge and the modifications on Lowell Road and Wason Road include that double lane capacity, you're going to get rid of that half mile cue on Wason Road and you'll reduce that cue on Lowell Road dramatically. That's your quality improvement. That's what we're working towards is getting that part of the solution to Lowell Road's congestion completed in fast order. Hopefully that doesn't cost the taxpayers anything. If we could just determine how much it would cost the average taxpayer, you'll know if that figure is palatable on an annual basis. If somebody only has to come up with \$35 extra in their tax bill and they're going to have a roadway that is going to help get them to work quicker, enjoy the ride through town a lot, better on a daily basis, I'd buy into it.

Chairman Jasper said we really have gone far astray here on land use. This is an interesting discussion and one we need to have but we're not going to solve anything tonight. I will recognize Selectman Maddox and Mr. Barnes, and those will be the last two on this particular subject because it's almost 9 p.m. now.

Selectman Maddox was glad to see that nobody's called it the Maddox Madness Parkway yet tonight. I think that we do need to do something Mr. Chairman. I think that a warrant article to design, to do some engineering, and to start the legal proceedings to get the land. Until we have the land having the money doesn't do us any good. I think that if we said to people we want a half a million dollars for engineering and legal to move this forward that would tell us where we're going. That would at least make progress to Mr. Russo's point. It would show the State if it ever came down to it or a developer. The last number I

saw from NRPC was \$34 million. Still a significant number. Again, if something was to happen in a large development of a square mile right at the entrance of town, I'm sure that there would be significant impacts that we would be able to exact monies for. I think that maybe a compromise between going out and trying to bond it, we need to know if we can get the land and what it is going to take as far as engineering. Maybe that is the direction the work group goes towards. Maybe getting that money from the sale of some land that maybe around town to fund it with short money. I think that there's a half way point Mr. Chairman between the whole thing and nothing at all. Thank you Sir.

For the final word and James Barnes said he would keep it brief. If we have a plan in place or a plan that we're looking at, we should be able to start assessing impact fees for new developments coming into town as Selectman Maddox was saying and not just for that one particular one but for anything that might be putting extra traffic onto our roads. So we should be able to expand what we're collecting for impact fees from the developers but we need to plan.

Chairman Jasper said you brought up issues but there was one issue that we haven't really touched on that was really I thought the impetuous for this meeting with the land use boards and that was relative to our desire for business growth and the desire to make sure that we are fair to the applicants and fair to the residents of the area. This may pertain to a large degree to the Planning Board but probably to other boards as well. I certainly want to see us be friendly to businesses but I primarily want to see us be friendly to businesses that are going to be bringing actual jobs and good property tax revenues to the town. We've seen some small projects lately which have caused a lot of angst with neighbors. There was one down on River Road. The Planning Board has a regulation, which I think is a good one, having the 100 foot buffer between a residential use and a business use. I think that that's an issue that needs to be resolved right up front when an applicant comes in.

[Chairman Jasper] We saw down on River Road where that dragged on and for a long period on one development. I guess it's still in the works. I think that's a really important issue because you hear from the business community well this Planning Board process takes forever. Then you hear from the Planning Board members that were trying to work with the business community and at the end, nobody is happy. It would seem to me that that issue ought to be resolved. It's easy if the abutters are fine with the project and willing to see the waiver granted to reduce that from 100 to some other number. If the abutters are not willing to do that, then I think we need to be up front about that. One of the issues of course, it's one of those things that you can't really put your finger on I suppose but when it drags on too long and things go back and forth, there's the room for the appearance of people playing games. I'm not talking the town. I'm talking abutters. I'm talking applicants where it's the appearance that something has gone on behind the scenes and suddenly somebody who was an abutter who was unwilling to budge has changed their mind and there may not have been any real significant change to the plan. We have to be careful of that appearance. I don't think I need to say a lot more in that area.

Chairman Jasper said there's one ongoing site that's come in on Lowell Road for a used car lot. A very small site. Personally I'm upset about what's going on right there in that the owner cut down virtually all the trees. He has a right to cut down all the trees. That's his land. I think when somebody buys a piece of property and knows they're coming to the Planning Board and they cut down all the trees, we're starting off with a problem. It's taking away the ability of the Planning Board to properly plan and protect the abutters. Now you can clearly see there's a residential abutter in the back of that lot. I don't know how they feel about that 100 foot buffer. I certainly hope that the Planning Board looks at that type of thing very carefully. Really I think should look terribly favorably at an applicant who comes in and dramatically changes the site before they come to the Planning Board. That's what Planning is supposed to be about. You have a site, let's plan the site. When you come in and denude that site, it just totally changes the dynamics of what the Planning Board can do without appearing to be unreasonable. Now you could say well you've taken down 100 trees. You're going to go out and plant another 100 trees, and you may appear to be unreasonable. I think in a case like that it wouldn't be. I think we need to be looking at sites like that and saying what's that really going to bring for economic development to the Town of Hudson. Not much. I'm not looking as a Selectman to see planning boards bend over backwards there because you're not going to end up with anything that in my opinion is going to benefit the Town of Hudson by having another used car lot on a half acre lot in town. I'm sorry to the applicant. That's my particular feeling. You have

somebody in building a building in an industrial park that's going to bring in hundreds of jobs; they're in the proper place for that. They've got the proper land. That's great. I think we ought to do what we can to help them. The negatives probably are vastly outweighed by the positive economic growth. That's my two cents, but that's a site that really has angered me at this point.

Selectman Maddox knew this was something Chairman Jasper was going to bring up so he didn't put it on the list here. I think that the Board of Selectmen said we wanted to be pro business. I think that unfortunately some members of the land use boards took that as anything and everything. I think we really need to look at unfortunately a lot of the good land is gone. We're going to be getting challenging land projects before us. I think that the Planning Board and I think it's a quote to you Mr. Chairman, "the Planning Board should do what the Planning Board should do". I think that they need to look at the land use regulations, balances they have, the rights of the landowner, the concerns of the abutters, and the impact upon the entire town, and look at that very situation. Is this a half acre lot with 2 buildings and a lot of stuff on it with a 100 foot buffer waiver, does that really makes sense in the long term for the Town of Hudson? Again, I think some Planning Board members were concerned that we would appear unfriendly to business. I think that that is the balance that I think we need to recommend to the Planning Board at this point.

Mr. Russo said that Selectman Maddox hit on it – he hit the nail on the head. That site at 75 River Road that went a long time was certainly an issue where the Board was trying to be pro business and still take in consideration the concerns of the abutters. I believe that was voted out at the last meeting. I think that has been put to rest. I think the right decision was probably made. Certainly when it comes to this next project that you brought up, I have difficulty in going into any situation with a predisposition that it may or may not be good for the town just because it doesn't have a lot of jobs. We have a set of rules. We have a set of regulations and that's what we're set up here to follow. That's what we're charged to work with. If we want the rules to change, I guess we can. We treated 75 River Road no different than Fairview Nursing Home, no different than I'm sure we'll treat Stellar Daughters I believe was the name that it came under. We try to be fair to everybody. Sometimes that takes a long time but it allows everyone an opportunity. I don't see in any way shape or form where that issue on River Road every lead to any impropriety or any type of issue that somebody would question the integrity of the Board or the Town. I don't see that ever being an issue.

Chairman Jasper said that's not even the site I was referring to on that part of it. As I said, it wasn't an impropriety on the part of the Town, the Planning Board or anything. I think it was just a matter of when things drag on too long and things change. I want to make clear that I absolutely believe that the Planning Board should follow its regulations. What I'm saying is I think that when you have a residential area and you have that 100 foot buffer zone, and in this case a realistic buffer zone has been totally taken out before the Planning Board has a chance to look at it. If you have an objecting abutter, and I think that's something that needs to be determined, that should be the first thing that really should come into play is to say we have this regulation, we have a 100 foot buffer, the abutter has a right to that under our regulations. They don't want to give it up. So this development is starting from 100 feet from the lot line. If that site doesn't work on there, then it doesn't work on there. That's what I'm saying. I think we have to be cognizant of that and make sure that we plan a site. You have that site with a building in the middle of it. To me they want to take everything off the site except that building. That building you can't plan that correctly in my opinion with that building sitting in the middle of it and doing it right. People can't have it – I want to take everything off so that I have the opportunity to get everything I can get, but I still want to maintain this one part of it. That's all I'm trying to say. We should be looking at it fairly but we should be looking at it with our regulations and dealing with some of these waivers right up front. I've see too many times when things have dragged on and on and the last thing that gets voted on is the waivers. To me the waivers need to be voted on right up front. Certainly they can say you've taken a preliminary vote and said no, then they have to address those issues and get you to change your mind instead of thousands and thousands of dollars on engineering and nobody has agreed to it. After all of that and a year and a half before the Planning Board the answer is no. Some of that is up to the applicant. But that needs to be very clear to the applicant because I don't like to hear well the Planning Board dragged us along all this time. We thought we had a chance because why else would we have been coming back meeting after meeting if we didn't have a chance. Why didn't they just tell us right up front that we weren't going to get the waiver? That's what

I'm saying. Those issues need to be satisfied first. All right you have this elephant in the room, how are you going to address it? We don't want to see anything else. How are going to address the elephant in the room before we see anything else. That's what I'm referring to.

Mr. Russo thanked Chairman Jasper because tomorrow night this is probably going to get put on our agenda as well and have some sort of a dialog on it and see what we come up with. Thank you.

Issues. Mr. Quinn said the problem they're having on the Conservation Commission is tracking our finances. The reason is once again we don't get a breakdown of what we're spending. We get lumps. Selectman Luszey and I had a discussion on that and we were going to get together with the Finance Director and see what we could do about it. We haven't done that yet. Selectman Luszey said to schedule it for next week. She's working on a time for us to meet.

Mr. Quinn said there was a related subject in that the acquisition of property. We are not allowed to approach anybody on acquisition of property even if we know that it is available. It has been suggested that maybe we go to a third party such as the spinafour (?) or one of those things and ask them to intercede for us because we can't do it. I don't know how you feel about that. Chairman Jasper asked if that was statutorily. Mr. Quinn said it was a directive of the Board of Selectmen 10 years ago. You will not approach anybody. In fact what happened is it was the first year that I was on the Planning Board so it was 8 years ago. In the middle of a meeting Selectman Stewart came in and started screaming at the Chairman that he approached somebody about the acquisition of land. She went absolutely fired on it. It came back down afterwards in a letter that the Conservation Commission will not approach anybody on land acquisitions.

Chairman Jasper thought that was probably something that most of us are unaware of. I don't remember being on the Board at that particular time. I may have been. There's been a lot of water over the dam but I think that's something that we should probably do some research, see if we can find that directive, and have a discussion as an agenda item at the next Board meeting. Certainly notify you of that meeting and have a discussion there. It would seem to me on the surface that the Conservation Commission ought to be able to look at what land they might like to acquire and enter into negotiations. We need to look at that, find the minutes, see what the rationale was, and discuss that.

Chairman Jasper declared a 7 minute recess so we can clear the room and move on to the next item. We stand in recess at 9:08 p.m. and we'll be back at 9:15 p.m. We're back a little late. It is 9:18 p.m. and we're back in session.

C. Update on 47 Ferry Street

Chairman Jasper said Selectman Maddox certainly opened a can of worms. I'm very grateful that he opened that can of worms. It would have been opened at some point. Having people in that house and then finding issues that we found would have been unacceptable. Selectman Maddox said Captain Chaos strikes the good. Chairman Jasper said we certainly have a lot of information in front of us. Most of it is not terribly encouraging.

Mr. Pearson indicated that one week ago the Board asked me to send the Inspectors over to give you a quick rundown. Obviously I've included the information in your packet. You have a report by the Zoning Administrator who's seated at the table and ready to speak about his report on the four major areas – electrical, roofing, plumbing, and the general building code of the building. In anticipation of this meeting, I went out and got as many estimates along with staff to give the Board an idea of what you may be facing. With the necessary repairs and our opinion to rent that building in a habitable manner, you're talking somewhere in the area between \$15,000 and \$20,000 of repairs to make that building habitable to collect the rent. Obviously the Board will have some discussion and some questions for the Chief Building Official/Zoning Administrator but obviously you have a couple of options. You can fix it to rent it or you could sell it as is. It's really the Board's prerogative of what you want to do. With that I would defer to Mr. Oleksak if you have any specific questions about the report that he wrote.

Selectman Luszey came up with 16.3 based on your numbers. I'm ready for a motion that we don't go forward with renting.

Chairman Jasper said that's where we were for certainly I never thought it would be 7-8 months down the road since I proposed we rent it. Looking at these numbers and what needs to be done, unfortunately we're going to lose our shirts on this property. I think at this point we're probably going to lose our shirts on the property no matter what we do. It may be time just to cut our losses and put it back on the market. I don't even know if we want to go that way or just go back to an option.

Selectman Luszey is of the opinion we should cut our losses. The housing market is not getting any better. The cost to rehab this is not realistic. Cutting our losses, what is the impact to the Library if any? Do we have any recourse with the Library? Chairman Jasper said the recourse to the Library is they're just going to get a lot less money than they were counting on. They don't have it budgeted for anything. Things worked out well. It's just a loss because we are going to sell it at a lot less than we paid for it. That's Selectman Luszey's point. They wouldn't get anything. Chairman Jasper said we have expenses involved here. When we take our expenses out, they're going to get the balance.

Let's assume Ted that we put it up for auction, Selectman Coutu said that the best bid was a developer wants to buy it and flip it and he pays \$115,000 for it, we extract from that the cost of the auctioneer and any costs that we've incurred to date which is the asbestos mitigation. We will take all that out and whatever is left is given to the Library. That what the agreement we made with them. We're informally the caretakers of the property until we dispose of it in one manner or another. Chairman Jasper said we own the property. They are the beneficiaries by the warrant article. Selectman Coutu said with the information that we have unless – I'd like to see us extend the courtesy to Mr. Oleksak to give us a brief overview so that the general public understands the seriousness of the nature of the property.

As directed by Mr. Maddox and Mr. Pearson, Mr. Oleksak said we went over and did an extensive 2 hour inspection of the building. Just a walk around right off the bat noticing that the roof was in tough shape. We had been notified previously that there were some leaks. We couldn't access the attic area because the scuttle hole that was put in is in a closet that is not by today's standards. The size of the hole and for us to get up or the purpose of a scuttle hole for a fireman to get access to an attic for visual, not the firefighter but a visual of the attic space can't be done. We do know that along the chimney there are some leaks there. Probably some flashing again on the roof to fix that.

[Bill Oleksak] The windows on the porch – peeling paint presumably lead paint. The abatement costs on lead paint has gone up. You have to do it the proper way. You have to tent it. You can't just go scraping, throwing, and going on the ground. It has to be done in a proper manner set up by the EPA. There is a \$35,000 fine system out there right now and people have to be licensed abatement contractors to do this work.

Doors – a couple of exterior doors. One to the dog house that goes to the basement; another one that goes to the garage – replaced. The garage is wired improperly. Nothing in the house is grounded. It's an ungrounded system. Again, there's a \$6,000 bill to bring it up to a respectable code without totally rewiring the whole building. You'd have to put GFCI plugs in, little labels on each as ungrounded circuits so that everybody would be aware.

There's gas paneling in the basement, which is illegal. Shawn probably remembers his days on the fire department. This stuff burns lickity split. That would have to be removed. There is no protection on the cellar stairs or the stairs from the first floor to the second floor. Hand rails, banisters, balusters – one side is completely open on the first floor to the second floor. The downstairs both sides are open with no hand rails at all. No lights for the cellar stairs. You're walking into the blind.

The panels are not marked. There are wires in the panel coming out of the panel that aren't right. There's no bonding to the water piping. The stove wiring has to be taken out and rewired. I can't even explain it to you. The wire goes over to the corner, into a plug, out of plug, into another plug and it's just a mess. So there's a lot of work.

Selectman Maddox said the drain pipe to the sewerage is cracked. Mr. Oleksak said there are issues. The hot water tank. Chairman Jasper said the plumbing is the least of the problems because that's about the cheapest bid is to fix that.

Selectman Coutu asked if we officially entered into an agreement on the management of the property or is that still waiting for signature. It has a signature. Ms. Graham said yes – at the July 12th meeting. Selectman Coutu asked if there were any clauses in there that gives us the opportunity to withdraw.

Mr. Pearson said there is a clause in there about termination. It talks about a 12 month percentage of a 12 month lease. I would submit to the Board that they haven't rented it to anybody. We're at the preliminary stages, and I think there's an issue with due diligence that the building wasn't habitable to begin with and they should have picked up on that before they even represented to the Town that they were going to be able to rent this.

Selectman Coutu agreed with Mr. Pearson. I think that the people we were going to contract with and had an opportunity to go see the property, if I were a management company and I saw the conditions that I saw and its evident by the large number of pictures that we have here of the violations that exist on the property that they would have said you're going to have to fix this. I can't rent this in this condition. Be it as it may, I think that at this point so that we don't belabor this any longer at this point I'll make the motion that we sell the property by whatever means is most expeditious.

Chairman Jasper stated, "prorated rents will be based on the rents at the time of termination". There's no rents. I think we can inform them that we've elected to terminate the agreement. Selectman Luszey said it is unrentable. Selectman Coutu asked if we entered this by a motion.

Motion by Selectman Maddox, seconded by Selectman Coutu, to inform Central Realty that due to the conditions of the property that by Code the building is not fit and no Certificate of Occupancy could be issued based on the condition of the property and therefore is uninhabitable. We are exercising our right to terminate the Agreement, carried 5-0.

Chairman Jasper thought we need to probably do a little research here. We went the idea of putting it on the market. That didn't work out too well. We went to auction at one point. That didn't work out too well. There may be the option, which would need to be researched of simply taking sealed bids on the property which at this point I think maybe potentially a better way to go to do a period of time. Let people look at it and put in proposals. Auctions are sort of hit or miss depending on who shows up at that particular time. Sealed bid could be as well. We can certainly put a minimum on it. I think we can ask the Town Administrator to look into those options. I think that is available to us and that may be the way we want to go.

Selectman Coutu thought our Assistant Assessor could be of some value there too. Mr. Pearson said he gave the Board the card if you wanted to reference that for values. I don't know how accurate that is. Chairman Jasper said we could do that by advertising in the paper. Is there a consensus? Selectman Maddox said yes. Chairman Jasper thanked everybody.

To that end Mr. Chairman just to keep everybody informed, Selectman Maddox asked if the Liaison to the Library of the situation and maybe bring some of this information so that they are aware. Selectman Nadeau said he would love to send it off to them. I will not be going to their upcoming meeting. Mr. Pearson indicated that the Library was made aware by Donna. Chairman Jasper was sure that they will understand that given the circumstances, unless they want to put the \$20,000 into the place.

- D. Community Development Meeting Room – purchase of additional conference room furniture

Chairman Jasper asked Selectman Maddox where he was going to put a conference table.

Selectman Maddox said if you look at the new setup, it is much like this one. In the center here that's all just open space. What this would be utilized more not for the Planning Board per say, it will be utilized for staff with IDR meetings. When we started televising the Planning Board, the small conference room that they had that table in is now the control room for HCTV. So to utilize that lost space, this table would utilize that empty space to have 4 or 5 people across. If you're in this setup, you can't roll out a set of plans here and somebody sit over there. Again, trying to utilize that space we thought that this would make sense to put a table in there and bring back almost a conference room that you could have 4 or 5 people sit around and do plans as the staff meets with applicants. So we decided to put that table there. That's what that is about.

As well as the stair treads that the Town paid to have the carpeting done at the top of the first floor. Selectman Maddox said the Planning Board did that section and we still have those stairs from the 1820s with the plastic on them. I think it's really a safety issue at some point. These treads will match what is outside here outside the Selectmen's office – the rubberized knobbed set up that is more slip proof. So again looking to take care of some of these loose items utilizing the fund that the Planning Board has.

Chairman Jasper wanted to get his dig in on those stairs. That addition was at \$500,000 to Town Hall by Town Council and I never saw such shoddy work. If you look what they did was they put the carpet down and then the boards on the side which normally are put in and then the stair treads are in, they put the carpet down and then they cut the boards to go over the carpet. It's awful. I don't know how that's going to look but that was just the shoddiest job I've ever seen in my life. I don't know how that's all going to fit together when they take the carpet off there because it's not very tight. They may have to do a little work to make it look decent. That's always bugged me. The boards should have been put on before the stair treads. Keep an eye on that if you have anything to do with that.

Chairman Jasper indicated that he saw that the podium there and I see now you want one...it says, "a table-top lectern". Selectman Maddox said the monitor that sticks up in front of whether it be John Cashell at the Planning Board or whoever stands up. We're trying to put that into almost an angled setup. This would lay the monitor inside and drop the height down. That's all its meant to do is take that monitor so that you're not looking at the back of a monitor instead of the staff member. It would put it at an angle so that we're not cutting into the table. There was some discussion about cutting but this will sit on top and you could move it around if you need to.

Motion by Selectman Maddox, seconded by Selectman Luszey, to expend up to \$5,000.00 from the Planning Board's Expenditure Account for the purpose of purchasing a conference table, recorder desk, wall-mounted shelf and table-top lecture for the Community Development Meeting Room. (This amount was approved at the Planning Board's Meeting of July 27, 2011 whereby the Board voted favorably to release said funds.), carried 4-1. Selectman Coutu in opposition.

5. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Nadeau – I have nothing this evening.

Selectman Luszey – Passed.

Selectman Maddox – I have two things Mr. Chairman. Number one. I was scanning this Town and City but there is a Local Government Leadership Institute Performance Evaluations this Friday. I just wondered if we could – I know that's a topic that we've been trying to wrestle with maybe get someone to go and find out what it's going to take to get me there. Chairman Jasper said if Selectman Maddox is available and able to go, is there any objection to paying his registration fee? Selectman Luszey said they can train him and train us all. Chairman Jasper said it's a dangerous thing to send you off to something like that. Maybe Selectman Luszey would like to go with you. Selectman Luszey said he wasn't around. Selectman Nadeau wasn't available. Selectman Coutu said he'd be very busy that day. Selectman Maddox said the Board's consensus is I will attend. It's something we've talked about. I figured this if nothing else would bring back things we can color.

The second thing Selectman Maddox indicated that Chairman Jasper forgot at the last meeting and I'll bring it up this time. Chagnon Lane and our ability to do something good at low cost. So I'll hand it over to you.

Selectman Coutu – I'm fine.

Selectman Jasper – What Selectman Maddox was referring to is we received an e-mail a few weeks back that there were 3 roads in town that the road signs and street addresses for everybody didn't match the town records. That was Chagnon Lane, which was supposed to be Chagnon Drive; Watts Circle was supposed to be Watts Drive; and Harwood Lane was supposed to be Harwood Drive. They were going to send out letters to everybody telling everybody they had to change all of their mailing information and they were going to change the street signs. Selectman Maddox and I independently of each other said wait a minute. Why don't we just change the Town records so everybody doesn't have to go through that? We will have in the future I believe something coming back for us to have a public hearing on changing the official names of those streets to what they actually are. I've only known Chagnon Lane since the day it was built as Chagnon Lane and Watts Circle the same thing. Somewhere along the line wires got crossed but the residents shouldn't have to bear the problem in telling the whole world that they live on a new street now. There are things that we can do. That's the type of thing that I've said I like being a Selectman. You can do these common sense things. Town staff did exactly what they were supposed to do. They can't make those kinds of decisions – hey wait a minute the road signs are wrong so here's the solution. We as Selectmen can say wait a minute there's a better way to do this so we did it.

One of the other things that as we've been talking about the senior center. There may have been two things and if I forget one of them please remind me. You and I had the conversation as did I Selectman Maddox. One of the ideas that I've been thinking of, and we may be unique in the State of New Hampshire in that we have a lot of capital reserve accounts. We also have a healthy fund balance. When we need money, we have to go out to the market. It would seem to me that maybe a better idea to allow the residents of the Town of Hudson to allow the Town to borrow money from ourselves. Say we're going to borrow whether its 50 percent of our unreserved fund balance or 50 percent from a fund by vote of the Town to pay it back probably a period not to exceed 10 years. That would take legislation. The time for me to file a bill has passed but Senator Carson could still file a bill. I was wondering if there was any interest on the part of the Board of Selectmen in having that bill sponsored so that we don't have to go out to the bond market. We can in essence use our own money when we have a capital project.

Selectman Luszey thought that was a great idea. It's no different than a person using their 401K when needs arise. They can borrow from themselves and pay themselves back interest. Chairman Jasper said pay it back at the same rate of interest that the fund is earning and do it that way. Selectman Coutu said you know where I stand. I'm 100 percent for it. Chairman Jasper will contact Senator Carson and see if she'd be willing to be the prime sponsor of the bill to allow that to happen and we'll see where it goes.

Chairman Jasper said the letter went out last Friday along with a \$1,200 check to Deputy Commissioner Brillhart. There is no more Commissioner Campbell. Friday was his last day. I don't know what the deal is there. I have also spoken with the Chairman of the Long Range Planning and Utilization Committee and asked him to schedule a meeting for us as soon as he receives the information from DOT. He said while they were not planning on having an August meeting, he will schedule that meeting in August when he gets that information. I'll keep on top of that. Once that meeting is scheduled, I will talk to Ray Wiczorek because I'm assuming we'll have no problem at that stage and try to see if we can get this on the Council's agenda as soon as possible. Moving it along as quickly as possible but we'll have to see. Hopefully DOT will be wanting to get this off their plate and be done with it.

6. NONPUBLIC SESSION - None

7. ADJOURNMENT

There being no further business, Chairman Jasper declared the meeting adjourned at 9:45 p.m.

Recorded by HGTV and transcribed by Donna Graham, Recorder.

HUDSON BOARD OF SELECTMEN

Shawn Jasper, Chairman

Richard J. Maddox, Selectman

Benjamin J. Nadeau, Selectman

Roger E. Coutu, Selectman

Ted Luszey, Selectman